
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1720 Q Street, NW	X	Agenda
Landmark/District:	Dupont Circle Historic District		Consent Calendar
Meeting Date:	January 26, 2023	X	Concept Review
H.P.A. Number	23-106	X	Alteration
			New Construction
			Demolition

On behalf of owners Jon Stickman and Hina Shaikh, Jennifer Verbeke of MCDStudios seeks concept review of a rear 2-story addition to 1720 Q Street NW.

Both the north and south sides of the 1700 block of Q Street were constructed as a single speculative venture, designed by noted architect/developer T. F. Schneider between 1891 and 1894. The row is specifically called out in the National Register nomination for the Dupont Circle Historic District as “one of the most impressive Richardsonian rows in the area.” While additions have been added to the rears of several buildings, they have generally respected and retained the row’s most character-defining feature, a three-sided bay with chimney.

Project Description

The project would add two stories with roof deck measuring 16’9” deep and the full width of the lot. The rectilinear addition is proposed to be clad in brick on the sides with floor-to-ceiling glazing on the rear, set between brick cladding and metal C channels running horizontally and vertically.

The third floor of the rear would be left exposed and the western window would be converted to a door to access the roof deck.

Evaluation and Recommendation

The HPO supports the concept of adding two stories to this house as a compatible addition and offers a summary of previous HPRB reviews on this row for reference.

In 2002, the HPRB initially did not approve a 3-story addition at 1742 Q Street that fully demolished the rear. When the project was redesigned with a 2-story height and punched windows that left the upper level intact, the Board found the proposal compatible with the historic district.

In 2019, at 1746 Q Street, the staff supported an addition that similarly was 2 stories in height and kept the rear chimney. The Board, however, approved a 1-story addition, which left more of the rear elevation exposed.

Most recently, but on the opposite side of Q Street at 1713, the Board approved a rear addition that retained the canted form of the rear by extruding the existing footprint outward. What is most successful about this approach is its retention of the rear design as two distinct parts – the 3-sided bay and the flat part of the elevation. HPO suggests that the current design, which imposes a mass and fenestration pattern that do not relate to or align with the underlying building, be reconsidered to respect the two distinct parts of the rear. Introducing a vertical element, material change, or other physical break that aligns with and reinforces the original 2-part form would bring a degree of compatibility to the design.

By leaving the upper floor and chimney intact and exposed and increasing the legibility of the original form of the rear as noted above, the design is compatible with the row and with the historic district.

As the design develops, the staff will work with the architect on the design of the rear elevation, fence and garage door, and the appropriate location of meters and HVAC equipment.

The HPO recommends that the Review Board approve the concept for a 2-story addition with refinements as noted above as consistent with the Act and delegate final approval to staff.

Staff contact: Anne Brockett